



Town of Boylston 221 Main Street, Boylston, MA 01505

Board of Selectmen Minutes 07/13/15

Date of Meeting: Monday, July 13, 2015
Location: Town Hall, 221 Main Street
Time: 6:00 PM – 8:30 PM
Members Present: Chairman James Wood; Michael May; Jamie Underwood; Marty McNamara, Town Administrator; Lori Esposito, Administrative Assistant

The meeting was called to order at 6:00 PM by Chairman Wood.

Report of the Town Administrator to the Board of Selectmen:

Bonds for DPW and Library: These were sold on July 7, the winning bidder being Robert Baird & Co., Inc. in the amount of a \$5,160,000 twenty-year general obligation bond issue with an average interest rate of 2.713%. The rate was lower than anticipated. A premium of \$230,035 was required to pay the issuance costs. Approximately \$63K will be used for that; we will need a Town Meeting Article to transfer the remaining \$167K to the projects.

Jamie Underwood motioned to approve the sale of bonds to Robert Baird & Co. Inc. Mike May seconded; voted all in favor.

Mike May acknowledged the efforts of the Town Administrator in helping to maintain an excellent credit rating from Moody's.

Compass Pointe: This development was auctioned off on June 25. The winning bidder, at \$1.85M, was Jim Haynes from Craig Haynes LLC. Mr. Haynes has come in to discuss the project several times.

As the Board knows, the Planning Board and the Conservation Commission have called in the bonds for the project. Lexon Surety, the bond company, has responded by requesting considerable backup information from both boards. Mr. Haynes has reached out to Lexon in an effort to work something out with them; however, there is no resolution at this time.

Chapter 90 Paving: As previously stated, there are inadequate funds to pave Linden Street. It is estimated the project would cost approximately \$580K; we have a Chapter 90 balance of approximately \$475K, which was previously miscalculated by Supt. Mero. The TA and the Highway Superintendent have discussed several options, such as grinding and laying a base coat on Linden Street and finishing it next spring and paving a different road. However, we feel it would be best to bank the funds this year and do the project next year.

- If we spend funds on other roads this year, we might not have enough for Linden Street.
- Cross Street is to be patched out of the DPW budget, not Chapter 90.
- The current balance, including the carryover from last year, is approximately \$475K. Anticipating next year's new Chapter 90 funds would bring the total up to approximately \$700K.
- Timberbrook is approximately \$350K and the sidewalk needs to be replaced when the road is repaved, which would be an additional \$50K for a total of \$400K.
- Mike said we did commit to Timberbrook for the past few years; he doesn't want to keep putting it off. Marty McNamara said there is just not enough Chapter 90 money to cover what needs to be done.
- Steve Mero said we could do part of Linden, then complete it next year (e.g., Cross to Mile Hill). Cross to Central would have to wait.
- Jim Wood suggested the possibility of a Town Meeting Article to see if the Town supports additional

money for paving. The Board agrees to partially pave Linden Street this year.

Mike May motioned to pave the Cross-Mile Hill portion of Linden Street using Chapter 90 funds. Jamie Underwood seconded the motion; voted all in favor.

Gough House: The lease is expiring on June 30. Mr. McNamara informed Nel Lazour that the Town was interested in renewing the lease but that the issue of rental income could be a stumbling block. The Town feels the income generated from the BBRSD for use of the second floor of the building belongs to the Town. He informed her that, if we could write in language to this effect, there would be no problem renewing the lease.

The Historic Restoration Project Committee later informed they are soliciting grants and it is important to have a lease in place. They decided they would prefer to extend the current lease for one year with no changes to the language. Mr. McNamara is requesting that the Board determine if a one-year lease is something they would be interested in at this time. The TA also requested direction with respect to potential revenue from rentals, specifically revenues generated from the BBRSD.

They are looking for a one-year lease extension with no changes to allow them to continue applying for grants. Mike May said there is a conflict in the lease over the retention of any rental (sub-lease) revenue, which needs to be corrected and resolved. Stephen Madaus said, to clarify, the Town wants an indication that any sub-leasing revenues are paid to the Town (for the upper floor).

Mr. May said the Assabet superintendent has an interest in offering work on the project if it can be represented as done on behalf of the Town. Marty McNamara said the design for work was done based on the BBRSD moving into the upstairs space.

On another note, Stephen Madaus said he was unable to find a Town Meeting vote authorizing the Town to lease Gough House (Town-owned property requires approval at Town Meeting). Marty said he would ask the Town Clerk to search for Town Meeting votes regarding Gough House and the MCJTC. Stephen said SJC case law expands on general law that leases must be authorized by Town Meeting.

Jamie Underwood motioned to extend the HRP lease of the Gough House for one year. Mike May seconded; voted all in favor

Sewer Study RFP: A Request for Qualifications (RFQ) for a sewer study has been sent to six engineering firms for proposals. The deadline is 1:00 PM on Monday, July 27. These will be reviewed by the Boylston Business Marketing Committee. They will then make a recommendation to the Select Board regarding which proposal is best. It is anticipated a contract can be in place by the end of August, with a work completion date at the end of November 2015.

Website: A service agreement for the upgrading of the Town's website has been signed with Virtual Town Hall. Work has begun and input will be solicited from all departments regarding content on the site. Contract signed.

DPW and Library OPM: Town Counsel drafted a RFQ for a shared Owners' Project Manager for the Highway building and the Library project. Once the Library Building Committee completes their review we can plug in some dates and advertise. Counsel suggested we advertise in the Central Register as well as the T&G newspaper. Potential savings of \$50 to \$60K if shared OPM

DPW Test Borings: Borings and test pits were scheduled to be done today. The Highway crew will be digging test pits and drawings are being completed. Decisions on systems and finishes for the building will be made soon. The TA has requested that our engineer reach out to the DCR as an abutter with information about the project so that no issues will arise later in the project. Fourteen foot depth, done today, went well. The engineer is to reach out to the abutter (DCR).

Town Hall Hot Water: The hot water system at Town Hall is in bad condition and Bob Bourassa has been patching it together for some time but it needs to be replaced. Bob has solicited quotes from several companies and we selected the LaPan Mechanical Company to do the project. The cost is \$30,600, which will come from the illside expense budget. If approved, work would be completed in four to five weeks.

Mike asked Marty McNamara to contact USDA to question if we qualify for a grant for a hot water heater and, possibly, solar.

Mike May motioned to approve LaPan Mechanical Company to replace the system at a cost of \$30,600. Jamie Underwood seconded; voted all in favor.

Audit – Payroll: The auditors noted that, despite having the approval of the Selectmen, the Finance Committee and Town Meeting, there was no official signed authorization to pay employees. Attached is a listing authorizing the Treasurer to pay employees for Fiscal 2016.

MCJTC: The signed, five-year lease was received from the State.

DPW/Library Fees: The Board voted to waive permit fees related to these projects.

Jamie Underwood motioned that permit fees for the DPW and Library projects be waived. Mike May seconded; voted all in favor.

Sewall Street Gravel Pit: Article 26 of the Annual Town Meeting authorized the Board of Selectmen to dispose of, by sale, the property known as the Sewall Street Gravel Pit. Some interest has been shown in developing the property as a 55-plus housing project. The Planning Board might take up the issue of cluster zoning for that property and the Camp Harrington property, as well as Phase II of the Compass Pointe property. The TA is aware of various studies and discussions for other uses of these properties and would like to have some direction as to where the Board stands on these properties.

The Town Administrator asked the Board for direction on the matter of the gravel pit; agreed to RFP (lease use open). We can offer it for use with existing zoning as well as future potential if there is any zoning change (e.g., cluster zoning).

Special Town Meeting: Potential dates are October 19 or October 26. The Town Administrator will verify the dates with the Town Clerk.

Report of the Chief of Police to the Board of Selectmen:

- June 26 Met with owner and DPW Superintendent regarding road intersection markings.
- July 9 At Clinton District Court for ticket hearings.
- School Street intersection signs replaced at four-way intersection with very clear, visible signs and additional signs.
- Met with DPW Superintendent regarding Warren Street speeding complaint. Additional "Hearing Impaired" and speed signs put up.
- July 1 Cruiser fees for details initiated
- July 11 Motorcycle ride through Town
- July 19 Alzheimer's Association Annual bike ride to come through Town; detail at Routes 70 and 140.

Report of the Highway Superintendent to the Board of Selectmen:

- Tree cutting being subbed due to truck not in operation.
- Pothole patching on Linden and Cross Streets
- Rebuilding several catch basins
- He is down two men on his crew and will be placing an ad for an equipment operator/laborer position this week. He wants to fill one full time position and hire seasonal help for plowing
- The gazebo has been brought up to the electric code and made weather tight. The PA system needs a microphone.
- The new dump truck has been ordered; estimated delivery is mid-December.

- The Cemetery Board approved the purchase of a new zero turn mower from Trust Funds.
- The Town House carpet work has been completed; the stair treads have been installed and electrical maintenance performed.
- Regarding the yard waste dump, only three to four residents have come on recent Saturday openings.
- Jamie Underwood asked if he had any plans to knock down the fence at the tennis courts. Steve Mero said he took care of recent tree complaints. Mike May said it is an eyesore and a hazard; is there an issue with getting it done? Steve asked for feedback from Karen Barber regarding Parks & Recs Board's input about removing the fence. Stephen Madaus feels it is the DPW's responsibility. The Board agreed; Steve will have it done this week.

Compass Pointe: Michael Kent, Jim Haynes and Craig Haynes appeared before the Board.

Mike May asked the three gentlemen to come in and give the Board an update on the recent acquisition of Compass Pointe at auction.

- Michael Kent has been building for several years. Their bid was based on what is currently approved. There are approximately 38 lots incomplete at this point. They will attempt to do 55+, if possible; 28 to 30 single family houses are possible with adequate land and 40 to 42 multi-buildings. Possibly 55+ (Triplexes). They understand the Town is interested in using open space as a bike path. Mike May said that would be Sudbury Valley Trustees and outside the purview of the Town; potentially, there would be a use-agreement with the Town. That isn't relevant to this group. He would rather hear the background of their projects, etc.

Haynes said they met with some neighbors to explain their intent of Phase 2. The back left cul-de-sac would be a 55+ area. They can't do the expected 63 units as they would need additional land for that, which they would be happy to purchase from the Town and then return to the Town for \$1. This would allow more units than 42. Mr. Haynes said he was the manager of Store 24 in 1972 and left to open businesses (restaurant, night clubs (Sh-Booms, Bahama Bob's, etc.) and also did building during this period. In 2007 he was building 125 to 150 single family homes each year. They currently have over 400 set for the year. They are doing age-restriction projects in several states, several condo projects, along with single-lot projects.

Haynes lived in West Boylston for 22 years and is currently in a 55+ in Auburn. (They took this over as a defunct project and completed it in 2000.—Potter Farm.) His son Craig lives in the area as well. His son worked for Evergreen Realty Management; he takes over problem projects. He has been waiting to put 55+ in Boylston for several years going back to the 2005 Sewall Gravel Pit.

He said he hopes the value of the single family homes will be maintained at the 55+ are built.

Michael Kent said \$10/square foot less than a single family home is the basic price point. Approximately 1800 square foot units (\$185/square foot). Prices would start at \$360K.

Mike May said he is concerned about clean up (dumping, stumps, etc.) and was comfortable with the plan after speaking with Mike Kent.

Mike Kent said they would be happy to provide tours for anyone interested. Jim Haynes said they have a meeting with the Planning Board on August 10 and want to get started right away.

Mike Kent said they are planning to start with four homes immediately then go up to eight at one time. There are four, possibly five lots left in Phase I.

Marty McNamara said the bonds have been called in; the road is to be completed. How will it be after trucks are going over it for development? Michael Kent said if the base is sufficient, anything can be on the road. He needs to re-evaluate the road and possibly it needs to be completely redone. They would not seek any building permits until the base coat is correct. Jim Haynes said he made several attempts to contact the bonding company, getting nowhere.

Stephen Madaus said regarding site clean-up, there are rumors of debris. The Town should be able to document this when it's encountered. Also, they should coordinate their work if and when the bond claims are paid. They possibly need consent for modification of clusters.

Michael Kent said the lot on the corner of the drive with the dirt pile is owned by Venincasa's grandmother. That portion is not in their control.

She (resident in the audience) said No. 2 NE Way, a red house is vacant and she questioned the status. Mike Kent said he spoke with Bill DiPietri and it was foreclosed. Someone bought the house and then fled bankruptcy. He is not sure of how long it has been. Bill DiPietri has no intention of completing it himself.

Fiscal 2016 Appointments:

Assistant Gas/Plumbing Inspector:	Brian Gaucher
Open Space Committee	Karen Barber
	Jim Wood

ADA Committee
Memorial Day Committee

Ed MacDonald
Ed MacDonald

Sudbury Valley Trustees Tri-town Contract: Update by Mike May.

Regarding tax-title land, SVT asked if we are ready to execute the contract with the State. They are willing to remove the lot that is not conformed title. Jim said they are not ready to go anywhere with it. Jamie Underwood said we were supposed to have additional information. Marty McNamara said when Joe McGrath and SVT met with the Board a few months ago, the Board asked about money from SVT that was promised. The Board didn't want to move forward with additional title search costs until SVT addresses the money to be paid to the Town. Stephen Madaus said the title search can go no farther; it would need to go to land curt to be taken.

Mike May feels SVT should attend the next Selectmen's meeting.

At 8:30 PM, Mike May made a motion to adjourn seconded by Jamie Underwood and voted all in favor.

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Lori Esposito,
Administrative Assistant
Board of Selectmen